

Fig. 1. Elevation.

pearance of a six-roomed one. Fig. 4 is an elevation in the modern style, but any other style might be adopted, which is a point in its favour, as we sadly want variety in our street houses.

To erect a house of this class by the aid of the Building Society, the following will be the calculation, putting the actual cost at 275*l*.

To raise this sum it will be necessary to take $4\frac{1}{2}$ shares, at 65*l*. per share, is 296*l*. 5*s*.—rather more than the sum required, for which a party borrowing will have to pay—
 $4\frac{1}{2}$ shares at 10*s*. per month is . . . 2 2 6
 Interest on $4\frac{1}{2}$ shares at 4*s*. per month is . . . 0 17 0

Multiplied by . . . 2 19 6
 1*s*. per annum . . . 35 14 0
 10

For ten years, given the total amount to be paid for the building . . . 357 0 0
 The part to be let off will fetch, say, at the least, 28*l*. per annum, which, multiplied by ten years, gives . . . 280 0 0
 157 0 0

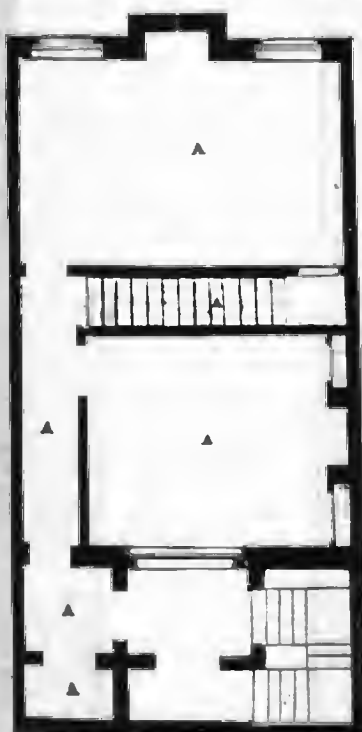


Fig. 2. Basement Plan.

So that we have a house which cost to each 275*l*. for 157*l*. after having had ten years' occupancy of three rooms; and after the expiration of the ten years, there will be 50 years to run of the lease, with only the ground-rent and repairs to pay, which we will put at 8*l*. per annum.

To occupy a house of this description, the rent to be paid the landlord would be 30*l*. per annum multiplied by 50, gives no less a sum than 1500 0 0
 8*l*. per annum for 50 years is . . . 400 0 0

Making a saving of . . . 1100 0 0
 or, 22*l*. per annum, which, if again invested in the Building Society, would pay for nearly four shares, and would, in ten years more, produce 480*l*. part of which sum might be applied in decorating the elevation, and in other improvements. At any time, at a very small expense, the house might be turned into a single dwelling of six good-sized apartments, but if continued to let three rooms, there will be a clear income of the difference between the 8*l*. for the ground rent and repairs, and the 20*l*. received of the tenant, viz. 12*l*. per annum.

Having now made a few remarks on each subject glanced at in my first letter, in conclusion, I beg most respectfully and earnestly to

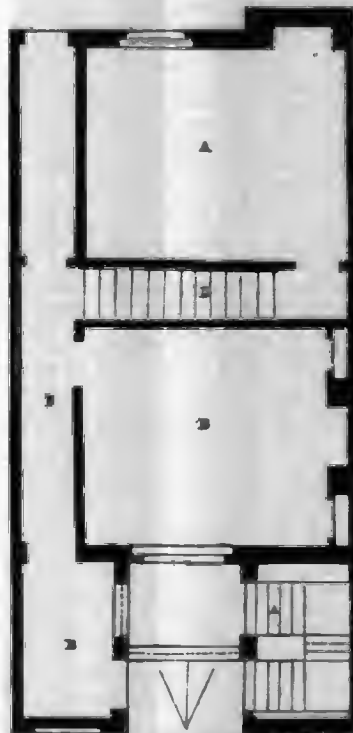


Fig. 3. Ground Plan.

call the attention of all parties connected with building to well consider whether improvements cannot be made in this class of houses, and freely communicate their ideas to this publication, in which they will be registered for use when occasion may require them for the benefit of all; even if it is only the better arrangement of a closet, shelves, or a fire-place, it will be something towards obtaining a more complete plan; it will be an act of benevolence to endeavour to improve the dwellings of the poorer class, if possible; and if we could only instil in them a feeling to wish for and have, which they can by combination, a better and more comfortable description of dwelling, then the class immediately above them, and all others higher up in the scale of society, would set about improving their habitations, so as not to be behindhand with their poorer neighbours; consequently would benefit ourselves by being engaged in making such alterations as would then be necessary to satisfy their extended views and wants; and after the many had felt the comfort of a well-arranged and improved dwelling, they would be led to think and inquire more into the capabilities of architecture, which would, in due course, bring on a better taste for decoration and furnishing, and consequently more employment for the whole of the building profession. B.

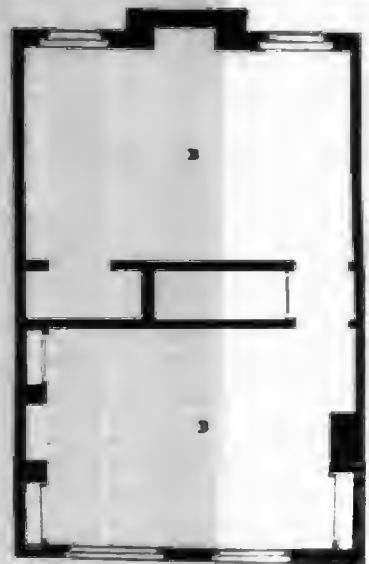


Fig. 4. Chamber Plan.

INTERIOR ARRANGEMENTS OF DOMESTIC BUILDINGS.

THE chief feature in the interior of an ancient residence was the *hall*, which often gave its name to the whole house. It corresponded to the refectory of the abbey, and its disposition and plan varied very little under any circumstances, or at any time. The principal entrance to the main building, from the first or outer court, opened into a *thorough lobby*, having on one side several doors or arches leading to the buttery, kitchen, and domestic offices; on the other side, the hall, parted off by a screen, generally of wood elaborately carved, and enriched with shields and a variety of ornament, and pierced with several arches having folding doors. Above the screen, and over the lobby, was the minstrel's gallery, and on its front were usually hung armour, antlers, and similar memorials of the family exploits. The hall itself was a large and lofty room, in shape a parallelogram; the roof, the timbers of which were framed with pendants richly carved and emblazoned with heraldic insignia, formed one of its most striking features. At the upper end of this chamber, furthest from the entrance, the floor was usually raised a step, and this part was styled the *dais*, or high place. On one side of the dais was a deep embayed window, reaching nearly down to the floor; the other windows ranged along one or both sides of the hall, at some height above the ground, so as to leave room for wainscoting or arras below them. They were enriched with stained glass, representing the armorial bearings of the family, their connections, and royal patrons, and between the windows were hung full-length portraits of the same persons. The royal arms usually occupied a conspicuous station at either end of the room. The head table was laid for the lord and principal guests on the raised pace, parallel with the upper end wall, and other tables were ranged along the sides for inferior visitors and retainers. In the centre of the hall was the *recre-douce*, or fire-iron, against which faggots were piled, and burnt upon the stone floor, the smoke passing through an aperture in the roof immediately overhead, which was generally formed into an elevated lantern, a conspicuous ornament to the exterior of the building. In later times, a wide arched fire-place was formed in the wall on one side of the room.

The halls of our colleges, at either university, and the inns of court, still remain accurate examples of the ancient baronial and conventual halls; preserving, not merely their original form and appearance, but the identical arrangement and service of the tables. Even the central fire is, in some instances, kept up, charcoal being burnt in a large brazier in lieu of the *recre-douce*. In other respects, probably little, if any thing, has been altered since the Tudor era; the service of the kitchen, butteries, and cellars is conducted, at the present day, in every point precisely according to ancient unvaried custom.